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620043641

Send Tax Statements to:

Mukesh Bhatia
2736 Bainbridge Blvd.
West Chicago, IL 60185 848903

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 JUN 10 AM 9:40

Key 23-190-41 Unit 33
RECORDED

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **REAL ESTATE INNOVATIONS, L.L.C.**, an Illinois Limited Liability Company ("Grantor"), conveys and warrants to **Mukesh Bhatia** ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

Lot 161 in White Hawk Country Club – Phase 3, Blocks 1 and 2, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 84 page 100, in the Office of the Recorder of Lake County, Indiana.

Subject, nevertheless, to the following:

1. Taxes for the year 2003 due and payable in 2004, and all subsequent years;
2. Terms, provisions, covenants, easements, and restrictions, in the declaration of White Hawk Country Club, Unit 1, (the "Declaration") recorded October 23, 1997 as Document No. 97072092, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in the property owners association of White Hawk Country Club Subdivision, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons;
3. Building setback requirements as shown on the plat of the subdivision;
4. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision;
5. Easement for public utilities and/or drainage as shown on plat;
6. All other and all applicable building codes and zoning ordinances.

"Grantor certifies under oath that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed."

CHICAGO TITLE INSURANCE COMPANY

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 9 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

000822

161
[Signature]

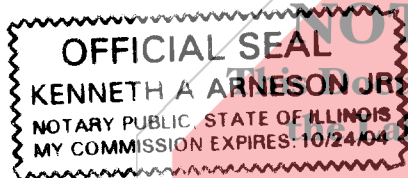
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 3rd day of June, 2004.

GRANTOR:
REAL ESTATE INNOVATIONS, L.L.C.

By: George Paul Klein
GEORGE PAUL KLEIN, JR.
Its Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE PAUL KLEIN, JR, and acknowledged the execution of the foregoing Warranty Deed. Signed and sealed this 3rd day of June, 2004.



Ken Arneson
Notary Public
This Document is the property of
DuPage County Recorder!
Printed Name: Ken Arneson
Commission Expires: 10/24/04
County of Residence: DuPage

This instrument prepared by: Ken Arneson, Real Estate Innovations, L.L.C., 340 W. Butterfield Road, Suite 2D, Elmhurst, IL 60126, Telephone: (630) 530-5484..

Warranty Deed.sw

